

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, October 23, 2014 at 7:00 PM  
Senior Center, 411 Main Ave. S., North Bend, WA 98045

*Please Note: A complete audio recording of this meeting is available on the City of North Bend website, [www.northbendwa.gov](http://www.northbendwa.gov), under: Government - Boards & Commissions - Planning Commission - Meeting Audio*

**CALL TO ORDER**

The meeting was called to order at 7:00 PM.

**ROLL CALL**

Planning Commissioners present: Gary Fancher, Elizabeth Gildersleeve, Jim Luckey, Rob McFarland (Chair), Dick Ryon, and Curtis von Trapp. Brenden Elwood was unable to attend, and has been excused from tonight's meeting. City Staff present: Mike McCarty, Senior Planner; Lynn Fredenburg, Associate Planner; Gina Estep, Community & Economic Development Director

**AGENDA ITEM #2: Approval of September 25, 2014 Minutes**

The September 25, 2014 Minutes were Approved, 6: 0.

Note: There was an error on the Agenda giving the date of the Minutes to be approved as 9/25/14, when it should have stated 10/9/14 (the last actual meeting date). The Commissioners voted on the 9/25/14 Minutes (previously approved at the last meeting) and the error was not noted. Therefore, the 10/9/14 Minutes will need to be voted on at the next Planning Commission Meeting.

**AGENDA ITEM #3: Public Comment on Non Agenda Items (Limited to 3 Minutes per Person)**

At 0 minutes, 30 seconds Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

**Introduction**

Gina Estep introduced a new city employee to the Commissioners and guests, Associate Planner Lynn Fredenburg. Ms. Fredenburg and the Commissioners made introductions all around.

**AGENDA ITEM #4: Comprehensive Plan Land Use Element – Residential Land Use and Zoning Amendments Exercise (Continued from Prior Meeting). Planning Commission Consensus or Recommendation on Prior PC Zoning “Dots”**

Chair McFarland outlined general organization of tonight's discussion and a possible consensus on topics.

Ms. Estep and Mike McCarty lead discussion of prior topics and possible solutions. There was discussion, including questions and answers, between the Commissioners and city staff of each specific zoning change area. Mr. Bridgman also made comment on some of the topics discussed.

Topic: South side of SE 140<sup>th</sup> Street between 140<sup>th</sup> and North Bend Way – Rezoning certain portions of the NB zone to LDR, and rezoning the easternmost triangle-shaped property currently in the NB zone to EP-2. There was a consensus to move forward on approval of this topic as presented.

Topic: I-90 Floodplain Area – downzoning from Low Density Residential to Constrained Residential with ½ acre lot size. There was a consensus to move forward on approval of this topic as presented.

Topic: Rezone of 5 lots north of North Bend Way and west of Thrasher Ave. (including Torguson properties) from LDR to HDR with Limited Commercial Overlay District, and rezone of 3 LDR lots between Orchard Drive and Cedar Falls Way to HDR. There was a consensus to move forward on approval of this topic as presented.

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2 Topic: Silver Creek HDR Rezone. A revised proposal to only include the NB Zone near the CED building (126  
3 E. Fourth St.) and HDR on and south of Park Street. There was a consensus for this issue to be tabled to the next  
4 meeting.

5  
6 Topic: Heartland Site Forested Area. There was a consensus to leave the zoning for this area as is.

7  
8 Topic: Cottage Zoning change between North Bend Way and Cedar Falls Way. Staff is to look at options. There  
9 was a consensus for this issue to be tabled to the next meeting.

10  
11 Topic (Non-Zoning): Neighborhood Markets. There was a consensus to put this issue on the 2015 Work Plan.

12  
13 Topic (Non-Zoning): City Gateway Treatment. There was a consensus to put this issue on the 2015/2016 Work  
14 Plan to create a Gateway Plan.

15  
16 Topic (Non-Zoning): Use Lot Size rather than Dwelling Unit per Acre. There was a consensus to revisit this issue  
17 in the future.

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19 **ADJOURNMENT**

20 The meeting was adjourned at 8:48 PM.

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22 **NEXT PLANNING COMMISSION MEETING:**

23 The next Planning Commission meeting will be held November 13, 2014 at the City Hall Conference Room.

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25 ATTEST:

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29 Rob McFarland, Chair

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Gina Estep, City of North Bend